



**Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg,
Ballard Estate, Mumbai-400001. • Phone: 022-43683807, 43683808, • Fax : 022-43683802
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Sale notice for sale of Immovable and Moveable properties

APPENDIX IV-A and II-A

[Provision to Rule 8(6) and 6(2)]

Sale notice for sale of Immovable properties

E-Auction sale notice for sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) and 6(2) of the security interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Mortgaged/ Charged to the Secured Creditors, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditors, will be sold on "As is what is" and Whatever there is" and "Without recourse basis" for recovery of dues of secured creditors below mentioned account/s. The details of Borrower/s / Guarantor/s/ Secured Asset/s / Dues / Reserve Price/ e-Auction date and time, EMD and Bid Increase Amount are mentioned below-

Sr./ Lot No.	Name & Address of Borrower/s /Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of possession (Constructive / Physical)	Property Inspection date and Time and contact Details
1	M/s Dhanishta Plastics Private Limited Borrowers & Guarantors : i) VINAY DATTATRAYA ii) PATILRUPALI VINAY PATIL Flat No.6/7, Brahmachaitany Apartment, Near Sanjeen Hospital, Gulmohar Colony, SANGLI - 416416 iii) SURAJ SIDAJI JADHAV iv) ROHIT SIDAJI JADHAV House No.519, Ambika Niwas, Patil Galli, Near Maruti Mandir, Bedag, Sangli 416410 v) SIDAJI JADHAV Maruti Chowk, Patil Galli Bedag, Sangli 416410	All that piece and parcel of Registered mortgage of factory land & building & Plant & Machinery situated at Gat No 2265/2, b Vijay nagar Road, Bedag, Taluka- Miraj, District Sangli, Maharastra 416421 Plot Area – 8100 Sq/mt CCGI Shed – 982.1 Sq/Mt Encumbrance known to bank: Nil	Total Dues Rs. 3,08,59,070.57/- plus further interest and other charges from 28.02.2021	23.09.2021 1400 Hrs to 1800Hrs	1) Rs 220.00 lakh 2) Rs 22.00 lakh 3) Rs 1.00 lakh	Symbolic Possession	14.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787

2	<p>M/s Mondo Culinary Private Limited Address:Plot 11/12 Unit No 4, Wicel,Opp Seepz,MIDC,Marol Industrial Area.Andheri East Mumbai 400093 Mr.Randhir Singh Address:Priya Plot No. 31 N S Road No.10 Juhu Scheme, Mumbai Maharashtra 400049 Mrs. Kunika Singh Address:Priya Plot No. 31 N S Road No.10 Juhu Scheme, Mumbai Maharashtra 400049 M/s Quality Apprarel Exporters Pvt Ltd Address:Plot 11/12 Unit No 4, Wicel,Opp Seepz,MIDC,Marol Industrial Area.Andheri East Mumbai 400093 Chandradev Narain Sital Singh Address:Plot No. 31, North South Road No 10, JVPD Scheme,Next to ING Bank, Vileparle(West), Mumbai-400049 Parimala Chandradev Singh Address:Plot No. 31, North South Road No 10, JVPD Scheme,Next to ING Bank, Vileparle(West), Mumbai-400049 Mrs. Anita Dev Address:Priya Plot No. 31 N S Road No.10 Juhu Scheme, Mumbai Maharashtra 400049</p>	<p>Equitable Mortgage of land and Building situated at Plot No 4 of F-11 & F-12, The Clothing export Processing Zone industrial Co-op Estate Ltd, Marol industrial Area, MIDC Central road,, Vyaravali village, Andheri (east), Mumbai-400093 standing in the name of M/s Quality Apparel Exporters Pvt Ltd</p> <p>Plot Area – 11776.57 Sqft Building area: Basement 4479.18 Sqft Gr. Floor 4479.18 Sqft 1st Floor 4479.18 Sqft 2nd Floor 4479.18 Sqft</p> <p>Encumbrance known to bank: Nil</p>	<p>Total Dues Rs. 4,69,48,000/- plus interest and cost from 03.06.2019 less recovery upto date</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 1210.00 lakh 2) Rs 121.00 lakh 3) Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>09.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p>
3	<p>M/s Krishna Biotech Private Limited Natural Height Complex, 1C, Bldg no.5, Phase-I, VIP Road, Haldiram Airport, Kolkata – 700052 WB Mr Pradeep Kumar Agarwal (Director) 601, Maitri Residency Apartment, Mamletdarwadi, Road No. 6, Malad West, MUMBAI – 400064 Mr. Zharna Samarindra Chatterjee (Director) 174 New Rangari Chawl near Jari Mari Mandir Marg Bandra West, Mumbai – 400050 Maharashtra Mr Rahul Saraf (Gurantor) 503-A, Jaldarshan,Ruia Park, Gandhigram Road, Juhu, MUMBAI – 400049, Maharashtra Mr Pranav Ashok Bhoyar (Gurantor) Q NO. 3163, Type B, Ordnance Factory Estate, Itarsi – 461122, MP</p>	<p>i) Equitable Mortgage of Property situated at Shop No 7, Ground Floor, admeasuring about 369 sq ft carpet area, Kavya Hill View Co op Hsg Society Ltd, Near Akruiti Agan, Ghodbunder Road at Village Boriwade, Kasarvadavali, Taluka & District Thane – 400 604</p> <p>Encumbrance known to bank: Nil</p>	<p>Total Dues – Rs 1,39,84,103.53/- Plus interest and other cost from 30.06.2021. Less recovery up to date</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 56.00 lakh 2)Rs 5.60 lakh 3)Rs 1.00 lakh</p>	<p>Physical Possession</p>	<p>07.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
4	<p>M/s G Chimanlal & Company 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057 Mr. Girish Chimanlal Sangani (Borrower) 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057 Mrs. Hitaishee Girish Sangani (Guarantor) 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057</p>	<p>i) Equitable Mortgage of Residential flat situated at 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057 admeasuring -1754- sq. ft. saleable area</p> <p>Encumbrance known to bank: Nil</p>	<p>Total Dues – Rs 13,58,87,042.61/- Plus interest and other cost from 30.06.2021. Less recovery up to date</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 349.00 lakh 2)Rs 34.90 lakh 3)Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>08.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
5	<p>M/s High Ground Enterprise Limited Office No. 2, Om Heera Panna Mall, 2nd Floor, Oshiwara, Andheri (West), MUMBAI – 400053, MAHARASHTRA Mr. SANDEEP ARORA (Director & Guarantor) B-907 9th Floor,Whispering Heights Mindspace</p>	<p>i) Equitable Mortgage of Office Unit No. 2, 3 and 30, situated at 2nd Floor, Om Heera Panna Mall, Survey No. 41 (p), CTS No 1(p) & 155 (p) Oshiwara Village, Jogeshwari (West), Mumbai - 400 102 admeasuring Carpet up area of 1207 sqft Encumbrance known to bank: Nil</p>	<p>Total Dues – Rs 106,22,44,594 /- Plus interest and other cost from 30.06.2021.</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 425.00 lakh 2)Rs 42.50 lakh 3)Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>13.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>

	<p>Complex, Linking Road, Malad (W), MUMBAI - 400064 Maharashtra Mr CHINTAN ARVIND KAPADIA (Guarantor and Ex Director) B-18, DAMODAR BHAVAN, V.P. ROAD, VILE PARLE (W), MUMBAI – 400056, Maharashtra Mr. Jivan J Kadam (Guarantor) Corporate Gurantors : M/s Picture thoughts pvt Ltd M/s High ground productions pvt ltd M/s Debtone corporate Advisory Pvt Ltd</p>	<p>ii) Equitable Mortgage of residential Flat B - 907 situated at 9th Floor, Building No. 6, known as Whispering Heights, CTS No. 1406/A/18, Mind space Complex, Linking Road, Malad (W), Mumbai-400064 admeasuring Carpet Area of 1568 sqfts Encumbrance known to bank: Nil</p>	<p>Less recovery up to date</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 382.00 lakh 2)Rs 38.20 lakh 3)Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>13.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
		<p>iii) Equitable Mortgage of Shop No.3, 4 & 5 at Ground floor of Tapovan Building, Ganesh Darshan Guru Nirman Sanahtha, Plot No.A-325 & A-326 at Sector no 19, Koparkhairane, Navi Mumbai-400 709 admeasuring total Carpet area of 789 sqfts. Encumbrance known to bank: Nil</p>		<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 170.00 lakh 2)Rs 17.00 lakh 3)Rs 1.00 lakh</p>		<p>13.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
		<p>iv) Equitable Mortgage of Flat No.2107, 21st Floor, B Wing, Sky Flama Dosti Flamingos CHS Ltd., C.S. No.5/209 (p) & 210 (p), Parel, Bhoiwada & Sewree Division, China Mill Compound, Tokersi Jivraj Road, Parel-Sewree, Mumbai - 400015 admeasuring Carpet area of 688 sqfts Encumbrance known to bank: Nil</p>		<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 291.00 lakh 2)Rs 29.10 lakh 3)Rs 1.00 lakh</p>		<p>13.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
		<p>v) Equitable Mortgage of commercial office at Unit No. 601, Shri Sai corporate Park, Plot No. B/8, CTS No. 1-A/166 /1 & 1-A/166/2, The Laxmi Industrial Estate, Village Pahadi, Goregaon - West, Mumbai- 400063 having a Carpet area of 1394 Sft. including Car Parking Space No. 21 Encumbrance known to bank: Nil</p>		<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 326.00 lakh 2)Rs 32.60 lakh 3)Rs 1.00 lakh</p>		<p>13.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
		<p>vi) Equitable Mortgage of Commercial Building with Basement, Shops on Ground Floor & Offices on upper 6 floors (1st,2nd, 3rd, 4th, 5th, 6th), CTS No.840 (Old CTS No. 717) ,CTS No.310 B, (Old CTS No.280), Budhwar Peth, Taluka Haveli, Pune. Admeasuring 11680 sq. ft. Built Up area Encumbrance known to bank: Nil</p>		<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 2340.00 lakh 2)Rs 234.00 lakh 3)Rs 1.00 lakh</p>		<p>13.09.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
6	<p>M/s Magnum Steels 42-A, Latif House, S. T. Road, Iron Market, Mumbai-400009. Mr. Kishor Gandhi Mr.Kunal Gandhi Mrs.Rupa Gandhi Mr.Bhumit K Gandhi FLAT NO 701, MANSHA BUILDING,14 – B ROAD, KHAR WEST, MUMBAI- 400052</p>	<p>i) Commercial premises being unit no 602 admeasuring about 52.67 sq mtrs i.e 566.83 Sq ft., on 6th floor and 1 parking space on the terrace level in the building known as Simran Plaza constructed on plot No. 16 admeasuring about 1003Sq. yards equivalent 838.50Sq Mtrs bearing CTS No. E/829 in Suburban Scheme No. VII Khar west Bandra Andheri Mumbai Suburban Encumbrance known to bank: Nil</p>	<p>Total Dues- Aggregating Rs.98,91,07,3 25.32/- (as on 24.10.2016 inclusive interest upto 30.09.2016 Plus interest and cost from 01.10.2016. less recovery up to date</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 134.00 lakh 2) Rs 13.40 lakh 3) Rs 1.00 lakh</p>	<p>Physical Possession</p>	<p>08.09.2021 11.00 am to 2.00 pm. Mr Yayati Gangavane 9767150781</p>
		<p>ii) All that piece and parcel of Flat no. 502, 5th floor admeasuring 900 Sq.ft carpet in the building known as Adobe Heights situated at Shradhanand Road Vile Parle East Mumbai 400057. The structure of the building is standing on plot land bearing C.T.S No. 1358a, 1358/A1 to 7 F.P. No. 409 TPS V Vile Parle East in the Registration District of Mumbai Suburban Encumbrance known to bank: Nil</p>		<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 130.00 lakh 2) Rs 13.00 lakh 3) Rs 1.00 lakh</p>		<p>08.09.2021 11.00 am to 2.00 pm. Mr Yayati Gangavane 9767150781</p>
7	<p>M/s R V Steel 4, Kolsa Bunder, Darukhana, Mumbai-400010</p>	<p>i) All that piece and parcel of NA land total admeasuring 2-20-0 H-R-P out of total land admeasuring 3-54-8 H-R-P bearing Gut no</p>	<p>Total dues Rs.32,49,31,3 05.55 /- (as on</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs.540.00 Lakh 2)Rs.54.00 Lakh 3)Rs. 1.00 Lakh</p>	<p>Physical Possession</p>	<p>16.09.2021 11.00 am to 1.00 pm.</p>

	<p>i) Mr. Sher Singh Agarwal ii) Mrs Rajrani Agarwal iii) Dinesh Agarwal 401, Classic Commercial Compound 19th Road, Chembur East, Mumbai -400071</p>	<p>121 corresponding Hissa No 1 and 0-80-0 H-R-P bearing Gut No 139 corresponding Hissa No 2 lying, being situated at Chikale Taluka Wada Dist Thane and bounded as follows : on towards East by land bearing Gut no 121/B and 124, on towards West Land Bearing Gut No 121/1 and Gut No 139, On towards South land bearing Gut No 142 and on towards North land bearing Gut No 118, /21/B and 122</p> <p>ii) All that piece and parcel of NA land total admeasuring 1-71-3 H-R-P out of total land admeasuring 10-13-6 H-R-P bearing Gut no 118 and 0-51-3 bearing Gut No 122 lying, being situated at Chikale Taluka Wada Dist Thane. And bounded as follows : On towards East by land bearing Gut No 123 and 124, On towards West Land bearing Gut No 118, On towards South land bearing Gut No 121/A and 121/B and on towards North land bearing Gut No 118 and 123</p> <p>ii) All that piece and parcel of NA land total admeasuring 5-30-0 H-R-P bearing Gut No 143 admeasuring about 1-83-0 H-R-P out of total land admeasuring 2-11-0 H-R-P bearing Gut No 142 corresponding Hissa No 2 admeasuring 1-40-0 out of total land admeasuring 1-60-0 H-R-P and Gut No 144 Hissa No 2 admeasuring 1-70-0 H-R-P lying, being situated at Chikale Taluka Wada Dist Thane and bounded as follows: On towards East by land bearing Gut No 134 and 144, On towards West Land bearing Gut No 150, 142 and 143, On towards South land bearing Gut no 149 and 144 and On towards North Land bearing Gut No 139 dt 142</p> <p>In the name of Smt. Rajrani Sher Singh Agarwal W/o Shri Sher Singh Agarwal</p> <p>Encumbrance known to bank: Nil</p>	<p>17.06.2016 plus interest and cost from 17.06.2016 less recovery up to date</p>				<p>Mr Yayati Gangavane 9767150781</p>
8	<p>M/s Divyaratna Agrotech Pvt Ltd</p> <p>Mr. Dilip Jindal (Directo & Guarantor) Mrs. Rachna Jindal (Directo & Guarantor) J 21, RH -V, Sector-6 Vashi Navi Mumbai 400705.</p>	<p>i) Equitable Mortgage of Office Premises bearing Office No. 101 (1), 1st Floor along with Open Terrace Area, Devavrata Premises Co-operative Society Ltd, Plot No. 83, Sector 17, Near Vashi Plaza, Vashi, Navi Mumbai 400705 in the name of Mr. Dilip M Jindal Encumbrance known to bank: Nil</p> <p>ii) Equitable Mortgage of Office Premises bearing Office No. 102 (2), 1st Floor along with Open Terrace Area, Devavrata Premises Co-operative Society Ltd, Plot No. 83, Sector 17, Near Vashi Plaza, Vashi, Navi Mumbai 400705 in the name of Mr. Dilip M Jindal Encumbrance known to bank: Nil</p>	<p>Total Dues- Rs.1414.46 lakhs Plus interest and cost from 13.04.2016 less recovery upto date. Encumbrance- Not Known</p>	<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 280.00 lakh 2) Rs 28.00 lakh 3) Rs 1.00 lakh</p>	<p>Physical Possession</p>	<p>18.09.2021 11.00 am to 2.00 pm. Mr. Arjun NS 7561879858</p>
				<p>23.09.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 290.00 lakh 2) Rs 29.00 lakh 3) Rs 1.00 lakh</p>	<p>Physical Possession</p>	<p>18.09.2021 11.00 am to 2.00 pm. Mr. Arjun NS 7561879858</p>

9	M/S Pinnacle Nexus Ltd DOLPHIN BUILDING, PLOT NO.269, SHOP NO.01, SECTOR NO.26,NERUL, NAVI MUMBAI - 400706 MAHARASHTRA C-59, 9th Floor, G-Block, Platina, BandraKurla Complex Mumbai - 400051 Maharashtra SOHAIL ABDULLA MUNSHI BHUMIRAJ HERMITAGE, A-2302/2303, PLOT NO. 1 & 2, SEC 18, SANPADA, PALM BEACH RD, NAVI MUMBAI NAVI MUMBAI - 400705 Maharashtra YASHWANT AMBAJI MOKAL PUSHP DHAM, C-204, PLOT NO. 363 BEHIND SHRI YASH HOSPITAL, NEW PANVEL – 410206 Maharashtra MAHESH KUMAR SHARMA Flat no.303, 3rd Floor Millenium Plaza Plot no. 13 Sector-26 Vashi NAVI MUMBAI – 400103 Maharashtra	i) Residential flats situated at Flat No. 301 and 302, 3rd Floor, Sun Plaza Co-Op. Hsg. Soc. Ltd., Plot No. 149/152, Near D Mart, Sector 21, Nerul, Navi Mumbai in the name of Mr. Sohel Abdulla Munshi and Mr Abdulla Ismail Munshi Encumbrance known to bank: Nil	Total Dues- Rs.1768.00 Lakh Plus interest and cost from 30.09.2017 less recovery upto date	23.09.2021 1400 Hrs to 1800Hrs	1) Rs 96.66 lakh 2) Rs 9.67 lakh 3) Rs 0.50 lakh	Symbolic Possession	17.09.2021 11.00 am to 1.00 pm. Mr Jay Anand 8809179204
		ii) Residential flat situated at Flat No. 303, Millenium Plaza at Plot No. 13, Near Hotel Wanton House, Sector-26 A, Vashi, Navi Mumbai, Dist. Thane in the name of Mrs. Zaheda Munshi Encumbrance known to bank: Nil		23.09.2021 1400 Hrs to 1800Hrs	1) Rs 23.28 lakh 2) Rs 2.33 lakh 3) Rs 0.50 lakh	Symbolic Possession	17.09.2021 11.00 am to 1.00 pm. Mr Jay Anand 8809179204
		iii) Residential flat situated at Flat No. 2302/2303, 23 rd Floor, A wing, Bhumiraj Hermitage Co-Op. Hsg. Soc. Ltd., Plot No. 1 & 2, Sector-18, Palm Beach Road, Sanpada, Navi Mumbai, Dist. Thane in the name of Mr Abdulla Ismail Munshi Encumbrance known to bank: Nil		23.09.2021 1400 Hrs to 1800Hrs	1) Rs 216.00 lakh 2) Rs 21.60 lakh 3) Rs 1.00 lakh	Symbolic Possession	17.09.2021 11.00 am to 1.00 pm. Mr Jay Anand 8809179204
		iv) Commercial property situated at Shop No. 01 and 02, Ground floor, Dolphin Co-Op. Hsg. Soc. Ltd., Plot No. 269, Sector-21, Near Yashwant Rao Chavan Ground, Nerul (E), Navi Mumbai-400706 in the name of Mrs. Zaheda Munshi and Mr Abdulla Ismail Munshi Encumbrance known to bank: Nil		23.09.2021 1400 Hrs to 1800Hrs	1) Rs 87.85 lakh 2) Rs 8.79 lakh 3) Rs 0.50 lakh	Symbolic Possession	17.09.2021 11.00 am to 1.00 pm. Mr Jay Anand 8809179204

1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The

Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.

2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.

3. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. <https://www.bankofbaroda.in/e-auction.htm>, <https://ibapi.in>. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बक्य –IBAPI portal (<https://www.ibapi.in>).

4. The bid price to be submitted shall be above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

5. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (<https://www.mstcauction.com>), details of which are available on the e-Auction portal.

7. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/ email address given by them/ registered with the service provider).
 8. The successful bidder shall have to deposit 25% [Twenty Five Percent] of the bid amount, less EMD amount deposited, the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
 9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
 10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
 11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
 12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
 13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
 14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
 15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior to two days of auction date.
 16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
 17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- The sale is subject to confirmation by the Bank. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No.022-43683801

Date: 02.09.2021

Place: Mumbai

Authorized Officer